

FARMINGTON CITY
PLANNING COMMISSION
August 22, 2019

STUDY SESSION

Present: Planning Commission Chair Connie Deianni, Planning Commissioners Amy Shumway, Shawn Beus, Roger Child, Rulon Homer, Russ Workman, Mike Plazier, City Planner Meagan Booth, Community Development Director Dave Petersen and Recording Secretary Carly Rowe. Greg Wall was excused.

Item #7 Farmington Mountain Bike Team – Requesting a Conditional Use Permit for a mountain bike trail.

Connie Deianni suggested that the commission motion to move item #7 to the beginning of the meeting due to the large crowd in attendance solely for this item.

Item #9 Shawn and Kim Beus – Requesting a Conditional Use Permit

Shawn Beus said he would excuse himself from this item, as it is his requested conditional use permit.

Item #10 Scott Adamson – Requesting Conditional Use Permit and Site Plan approval for Ace Athletics Academy.

Meagan Booth stated that the applicant met with SPARC (Site Plan and Architectural Review Committee) the day before and they did not want to move the building due to the cost but the compromise was that they could move the parking, porch, and landscape on the south side of the building.

REGULAR SESSION

Present: Planning Commission Chair Connie Deianni, Planning Commissioners Amy Shumway, Shawn Beus, Roger Child, Rulon Homer, Russ Workman, Mike Plazier, City Planner Meagan Booth, Community Development Director Dave Petersen and Recording Secretary Carly Rowe. Greg Wall was excused.

Item #1 Minutes and Item #2 City Council Report

There are no minutes for approval this session and the city council report had no planning issues to discuss.

Amy Shumway made a motion to move item #7 to the beginning of the meeting and Shawn Beus seconded this motion, which was unanimously approved.

CONDITIONAL USE PERMIT

Item #7 Farmington Mountain Bike Team (Public Hearing) – Applicant is requesting a conditional use

permit for a mountain bike trail area at 688 North 100 East in an A (Agriculture) Zone. (C-14-19)

The City was approached by the Farmington Mountain Bike Teams (Farmington High, Farmington Junior High, and Ascent Academy) and representation from the Farmington Trails Committee with a proposal to place a mountain bike park on property the city owns at the mouth of Farmington Canyon. As part of their proposal, staff went on a tour of a similar project installed in Fruit Heights last fall, "Fruit Loops". Accompanying us on the tour was the City Manager of Fruit Heights (Brandon Green). Brandon expressed the benefit this project has been to his community and instructed us on resources that could be leveraged from the Governor's Office of Economic Development to fund the project. The citizens group also provided us with preliminary drawings of how the bike park could be constructed to meet the needs of the biking community.

In addition, we met with the US forest Service Salt Lake Range Management about extending 0.75 miles of trail out on forest service property. They commented the timing would be perfect with the environmental work they are already doing on the Bonneville Shoreline Trail (BST) project that will be crossing unincorporated Davis County (above Farmington's firebreak road). Should we provide a connection to the BST we could use their environmental study for our project rather than redo a study for this project for the USFS connection.

On August 6, 2019, the City Council recommended the Planning Commission as a Conditional Use for the site review the item. In the Agricultural Zone, public trails and parks are a conditional use.

John Lowe (1823 Frontier Circle) is head of the Farmington Mountain Bike Team (MBT), which has about 90 riders. The MBT members will keep up maintenance on the trails as a part of their membership. Planning Commission approval of the application will allow the next steps needed to have this trail part completed. **Mr. Lowe** stated they are striving for a January 2020 approval of grant application and Forest Service timing is Fall of 2019.

Connie Deianni opened the public hearing at 7:24 PM.

Dave Matten (312 Oak Lane) is a 19-year Farmington resident and is thankful for the growth. He is excited to advocate for this trail and races with the team. He also said his son is always on his bike and would like him closer to home and in the area.

Brad McDonald (687 N 300 E) lives across from the park and in favor of this great idea. He felt it would be great for the community also, and has loved watching the kids go up and down the trail. The only concern is the "shooting range" that is nearby. It's not an actual range, rather a place that people in the community go to.

Sean Speechly (313 S 1200 W) said that the trails here in Farmington feed to the location and kids can go to the trails to do a single track to the trail. It would be a great idea and the community is thirsting for this activity. It's a huge need and this is the time, he states that he strongly supports this.

Jim Taylor (83 E 600 N) wants the City Council and Planning Commission to consider some issues with the proposed trail. First, traffic on 100 E; he proposed inserting a speed bump. Second, consider safety of the neighborhood, as the speed of some cars could be dangerous for children if there is no traffic stop

of some sort, in the area.

Kesler Horton (973 Country Lane) rides his bike 4-5 times a week and generally goes with his friends and they typically go north or south. He thinks this new trail will be great. Going 5+ miles to get to a trail isn't as fun when they could easily ride over to the trail.

Parker Connors (373 Quail Run Rd) said biking has brought him closer to his community and has given him new friends and given him respect for the land.

Aiden Lund (1951 Ruger Place) through the team, he has met many new friends and gets to hang out with them and stay out of trouble, he states that they get to see the amazing state and wants to see more of where he lives and have pride in the beautiful mountainside. He is in favor of this trail project.

Tracy McCoy (685 S 300 E) spoke briefly about the range that some people use for shooting and the trail committee is aware of this. The range is on forest service land and they are working on a contractor to put barricades on it. If the contractor follows through with the bid, they will have an excavator and will request community assistance to clean up the remaining area. It will effectively remove the unauthorized range.

Keith Ann Taylor, wife of **Jim Taylor** (83 E 600 N) is not against the trail but somehow wants to work with the neighborhood on the traffic and remind everyone that it is a residential area.

Connie Deianni closed the public hearing at 7:42 PM.

Russ Workman asked **Dave Petersen** about the speed bump issue and if that could be a possibility. **Dave Petersen** said that snowplows do not like to go over the bumps and Public Works has been hesitant on that in the past. They have done a street study and traffic study on the area; the City's traffic engineer has suggested a three way stop or a speed table.

Motion:

Shawn Beus made a motion that the Planning Commission approve the conditional use and site plan subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant provides a long-term maintenance plan for the trails and park including among other things, maintenance of open space with natural vegetation and erosion control plan.
2. Access be defined with a clearly marked bike park entrance and signage discouraging motorized use or ATVs.
3. A parking plan may be needed if the area becomes over congested.
4. The City reserves the right to review the conditional use permit as needed in order to ensure compliance with conditions of approval.
5. To include signage at the bottom of the trail, stop sign and speed bumps as consideration; signage in front of the resident homes and no trailers on the road; an assessment of vehicle speeds shall also be conducted as part of the study.
6. City to assess the safety of limited parking along the route to the site and research the

possibility of parking elsewhere in close proximity to the property.

Amy Shumway seconded this motion, which was unanimously approved.

Findings for approval:

1. The proposed use of the particular location is necessary and desirable and provides a service, which contributes to the general well-being of the community.
2. The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use;
3. The Farmington Pond will provide adequate parking for the use.
4. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.
5. The Farmington Pond has adequate restroom, parking and other facilities needed to support the proposed development.
6. The size, dimensions, location, topography and access are adequate for the proposed use.

SUBDIVISION

Item #3 Todd Strong – Applicant is requesting a recommendation for schematic plan approval for the Farmington Foothills Subdivision consisting of 7 lots on 3.82 acres of property located at approximately 1500 S 200 E in the LR (Large Residential) zone. Note: Item was tabled on July 18, 2019. (S-4-19)

The Planning Commission tabled this item on July 18, 2019 to allow time for the applicant to work with the Hunter family to explore the possibility of providing access to their property, which is located south of the project. The attached modified schematic plan incorporates the results of their discussions.

Todd Strong (2274 W 1025 S. in Syracuse) noted that after the last meeting he followed the recommendation of the city and suggestions from the fire department.

Motion:

Roger Child made a motion that the Planning Commission recommend that the City Council approve the schematic plan for the Farmington Foothills Subdivision subject to all applicable Farmington City development standards and ordinances and the following conditions:

1. The Fire Department and the City Engineer must approve final drawings for the private access to the Hunter property.
2. The grade of the road must be approved by the City Council based on the City Engineer's recommendation.
3. The road must be dedicated to the north property line.
4. The developer must follow all requirements of Chapter 30 Foothill Development Standards.
5. Any outstanding issues raised by the DRC shall be addressed by Final Plat

Amy Shumway seconded the motion, which was unanimously approved.

Findings for approval:

1. Lot dimensions and configuration comply with the standards set forth in the Zoning and Subdivision ordinances.
2. The proposed Schematic Plan submittal is consistent with all necessary requirements for a Schematic Plan as found in Chapter 3 of the City's Subdivision Ordinance.
3. The schematic plan is consistent with the City's General Plan.
4. The proposed private street providing access to the Hunter property south of the project is necessary because:
 - a. It dramatically decreases the cut and fills on the applicant's property;
 - b. It is impossible for the Hunter family to develop a portion of the property otherwise due to the topography and steep slopes;
 - c. It provides better fire access to both properties;
 - d. The Private street only traverses a short distance for emergency access and the economies of scale exist to maintain this short street; and
 - e. The private street is consistent with the rational set forth in 12-7-030 B of the Subdivision Ordinance.

Item #4 Symphony Homes (Public Hearing) – Applicant is requesting a recommendation for schematic plan approval for the Farmington Overlook Subdivision consisting of 9 lots on 9.58 acres of property located at approximately 1650 N. North Compton Road in the LR-F (Large Residential) zone. (S-9-19)

Symphony Homes would like to subdivide the subject property into nine lots and create the Farmington Overlook Subdivision. The minimum lot size in the LR (Large Residential) Zone is 20,000 square feet. The applicant is following the minimum lot areas and widths for conventional layout subdivision development in single-family residential zone. The average lot size is 50,891 square feet or 1.168 acres.

Connie Deianni opened the public hearing at 8:15 PM.

Robert Aamodt (284 Grand View Ct) is interested in hearing on the excavation and engineering; as well as the soil report. **Connie Deianni** replied that the soil report be available at the time of Preliminary plat.

John Coyle (1526 Compton Rd) addressed that his concern is the road to the east, as the slope comes down it would be straight from an intersection, the drain is blocked off and causes water to run downward.

Valene Bess inquired about the sidewalks nearby for walking. On Compton, there are different kinds of sidewalks down the road and there is a curb and sidewalk, curious to know if it will continue and wants it to be kid friendly.

John Lodder (291 Grand View Ct) owns property nearby and is concerned on the drainage since his property is lower than the property. He wanted to suggest the developer slope the ground away from them.

Bruce Needham (282 Grand View Ct) wanted to know the impacts about drainage, directed to his property. In addition, the roads on the top of the property and the ditch nearby could direct water to his house.

Connie Deianni closed the public hearing at 8:28 PM.

Motion:

Amy Shumway made a motion that the Planning Commission recommend that the City Council approve the schematic plan for the Farmington Overlook Subdivision subject to all applicable Farmington City development standards and ordinances and the following conditions:

1. Any outstanding issues raised by the DRC shall be addressed at final plat.
2. The developer must follow all requirements of Chapter 30 Foothill Development Standards.

Rulon Homer seconded the motion, which was unanimously approved.

Findings for approval:

1. Lot dimensions and configuration comply with the standards set forth in the Zoning and Subdivision ordinances.
2. The DRC has reviewed the schematic plan and all comments from the DRC have been addressed.
3. The proposed Schematic Plan submittal is consistent with all necessary requirements for a Schematic Plan as found in Chapter 3 of the City's Subdivision Ordinance.
4. The schematic plan is consistent with the City's General Plan

REZONE

Item #5 Taylor Spendlove/ Brighton Homes (Public Hearing) – Applicant is requesting a zoning map amendment for 8.11 acres of property, parcel #084860118 located west of Station Parkway and south of Burke Lane from an A (Agriculture) zone to a GMU (General Mixed Use) zone. (Z-4-19)

The applicant desires to build a townhome development as shown in the enclosed conceptual site plan, which includes 119 three-story townhomes. The A (Agriculture) Zone does not allow for such; therefore Brighton Homes is requesting that the City rezone the property to GMU.

On May 16, 2017, after receiving a recommendation from the Planning Commission, the City Council adopted the North Station Small Area Master Plan as an element to the City's General Plan. This document serves as a guide for future growth and development of the area north of Station Park. This plan contains some 29 pages, one that is attached and shows a robust mix of uses on the Cook property. The parcel is adjacent to a principal street ideal for mixed uses.

Moreover, the City adopted a regulating plan (see enclosed), which is part of Chapter 18 of its Zoning Ordinance related to mixed-use districts. The requested GMU zone is consistent with the regulating plan, but the purpose of this zone is set forth in Section 11-18-010 B 4 as follows:

The GMU district provides for a mix of commercial, office, retail and multiple unit and attached residential uses of a higher density along or near arterials or major and minor collectors. Site and building design will be of a quality that enhances the character of the streets. A wide range of commercial and residential uses are allowed, including regional scale retail; provided, that it is compatible with the overall sustainable character of the area by fitting into an interconnected street network in regard to block size, connectivity and the development standards described in sections [11-18-040](#) and [11-18-060](#) of this

chapter. No maximum residential density is prescribed. Instead, building form, site envelope and open space standards, and parking ratios will determine the scale of the buildings.

Regarding amendment applications to the Zoning Map, Section 11-6-020 D of the Zoning Ordinance states in part: "The planning commission should consider the following issues when reviewing each proposed amendment. 1) is the proposed amendment reasonably necessary; 2) is the proposed amendment in the public interest; and 3) is the proposed amendment consistent with the city general plan and in harmony with the objectives and purpose of this title.

Nate Pugsley (215 Redwood Rd) is the owner of Brighton Homes. He is open to having businesses up front and residential behind, he noted that he is open and willing to comply.

Connie Deianni opened the public hearing at 9:03 PM.

Jeff Cook (582 N 340 E. Centerville) He owns the property along with siblings and is confident in Brighton Homes and what they can develop here.

Connie Deianni closed the public hearing at 9:04 PM.

Motion:

Shawn Beus made a motion that the Planning Commission recommend that the City Council approve the proposed zone map change.

Roger Child seconded the motion, which passed on a vote of 4 to 3 (**Amy Shumway, Connie Deianni,** and **Rulon Homer** voted no).

Findings for approval:

1. The proposed zone change is reasonably necessary and in the public interest because it will result in a greater diversity of housing types.
2. Although it is yet to be determined whether the proposed use is consistent with the future street network planned for the area, the proposed zone map amendment matches the GMU designation on the regulating plan.

CONDITIONAL USE PERMITS (continued)

Item #6 Russon Mortuary-Farmington– Applicant is requesting site plan approval for an accessory building/crematorium at 1941 N Main Street in a C (General Commercial) Zone. (C-13-19)

The Planning Commission approved the site plan for the Russon Brothers Mortuary on November 11, 2004. Russon Brothers Mortuary is now requesting site plan approval for an accessory building related to this use. The City Engineer, Planning Staff and the Building Department determined the modification, use and location of the building constitutes a significant change. The building will be used as a garage

and a crematorium and is located in what could be considered the side corner yard area abutting 1075 west.

Per 11-7-090: AMENDMENT OR MODIFICATIONS

A. Request: Modifications to an approved site plan approval may be granted when it can be determined that such changes or modifications are necessary or desirable to accommodate special circumstances related to the location, siting or implementation of the approved development. The request for amendment shall be made in writing and documented on the site plan of the project. Where, after favorable review by the city engineer, building inspector and planning staff, the staff finds such modifications are as insignificant and minor as not to measurably change the approved site plan approval or the intent of conditions that may have been imposed; the city planner shall review and approve the modifications. Modifications so approved by the city planner shall be reported at the next planning commission meeting. Amendments, which are determined to constitute a significant change to the site plan, or where there is not unanimous staff approval, shall be heard by the planning commission.

Matthew Russon (2127 W Rifleman Dr) stated that cremation is more in demand nowadays as opposed to funeral services. **Rulon Homer** asked if there would be any noticeable items such as smoke or odor, in which **Matthew Russon** responded with no; it is an invisible, clear vapor and it is hot enough that it is not smoke per say. **Connie Deianni** asked when cremations happen, he responded with normal business hours and they are open 6 days a week, on average there is seven cremations per week.

Motion:

Rulon Homer made a motion that the Planning Commission approve the revisions to the Site Plan for an Accessory Building at Russon Brothers Mortuary subject to all applicable codes, development standards and ordinances and with the following conditions:

1. The site plan must meet all recommendations and requirements established by the DRC Review.
2. All further site plan review be delegated to staff.

Shawn Beus seconded the motion, which passed on a vote of 5 to 2 (**Amy Shumway** and **Connie Deianni** voted no).

Findings for approval:

1. A funeral home is an allowed use in the C zone.
2. Crematory/Storage Buildings are clearly incidental, customarily appropriate and subordinate to a funeral home.

Item #8 Nathan and Carrie Rigby (Public Hearing) – Applicant is requesting a conditional use approval for accessory dwelling unit/pool house and barn located at 550 South 350 West in an AE (Agricultural Estates) zone. (C-9-19)

The applicants, **Nathan and Carrie Rigby** are requesting conditional use approval for Accessory Dwelling

Unit (ADU) at 550 South 350 West in the AE (Agricultural Estates) zone. The applicant is purposing to build a new pool house on his lot to be used as an ADU by family. This request requires a conditional use permit approval from the Planning Commission.

Connie Deianni opened the public hearing at 9:48 PM.

No comments were received.

Connie Deianni closed the public hearing at 9:48 PM.

Motion:

Roger Child made a motion that the Planning Commission approve the conditional use subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The building shall meet all requirements of the building code prior to occupancy.
2. No rent or other compensation may be charged for occupants of the accessory dwelling.
3. The applicant must meet the standards for accessory dwellings set forth in Section 11-2-020 of the Zoning Ordinance.
4. The single family dwelling together with the ADU must only be occupied by one family.
5. A maximum of one accessory dwelling unit shall be allowed per single-family home.

Amy Shumway seconded this motion, which was unanimously approved.

Findings for approval:

1. The proposed use is compatible with the character of the site, adjacent properties and surrounding neighborhoods.
2. The accessory building is subordinate to the single-family dwelling.
3. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.
4. The proposed use is not detrimental to the health, safety, and general welfare of persons residing in the vicinity.

Item #9 Shawn and Kim Beus (Public Hearing) – Applicant is requesting a conditional use approval for a secondary dwelling unit located at 1727 West Clark Lane in an AE (Agricultural Estates) zone. (C-12-19)

Shawn Beus excused himself from the Planning Commission deliberation to entertain his conditional use request before his peers.

The applicant has submitted plans for an addition that will include a secondary dwelling unit. Secondary Dwelling units may be allowed as a conditional use in the AE (Agricultural Estates) zone. Section 11-02-020 defines secondary dwelling units as follows:

DWELLING UNIT, SECONDARY: A second dwelling unit within a single-family dwelling which is accessory to the single-family dwelling and which is an architectural and integral part of a single-family dwelling. A maximum of one (1) secondary dwelling unit shall be allowed per home, and the owner shall live on-site

Shawn and Kim Beus (1727 Clark Ln) explained this is a modest addition and the HOA has already approved this addition.

Connie Deianni opened the public hearing at 9:54 PM.

No comments were received.

Connie Deianni closed the public hearing at 9:54 PM.

Motion:

Amy Shumway made a motion that the Planning Commission approve the conditional use subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The property shall meet all requirements of the building code prior to occupancy for the apartment.
2. The property owners are allowed maximum of one secondary dwelling unit.
3. The applicant must provide at least one off street parking stall for the secondary dwelling. Such parking stall shall be in addition to all off street parking requirements for the primary single-family dwelling on the lot and shall conform with the city parking standards.
4. The applicant must obtain an excavation permit for any work in the right of way.
5. The addition must be designed and appear as an integral and architectural part of the single family home (see evaluations attached)
6. The secondary dwelling shall be occupied exclusively by one family additionally, either the single-family dwelling or secondary dwelling shall be owner occupied.
7. The applicant must meet the standards for secondary dwellings set forth in Section 11-28-200 of the zoning ordinance (see attached).

Rulon Homer seconded the motion, which was unanimously approved.

Findings for approval:

1. The secondary dwelling unit will be constructed as part of a single-family dwelling and is subordinate in size to the existing single-family home. Existing home is 1,750 square feet. The new addition for the secondary dwelling unit is 940 square feet. The total square footage is 2,640 square feet.
2. The addition must be designed and appear as an integral and architectural part of the single family home.
3. The proposed use complies or will comply, will all regulations and conditions in the Farmington City zoning ordinance for this particular use.
4. The proposed use conforms to the goals, policies, and principles of the comprehensive General Plan.
5. The proposed use is not detrimental to the health, safety, and general welfare of persons

residing in the vicinity.

6. The motion for approval is consistent with State law for conditional uses.

Item #10 Scott Adamson – Applicant is requesting conditional use and site plan approval for Ace Athletics Academy, a 20,400 square foot indoor tennis facility, at 874 S Shirley Rae Drive in an A (Agriculture) Zone. (C-6-19)

The previous staff report erroneously identified the tennis courts as a commercial outdoor recreation, minor use (i.e., family reunion center, outdoor reception facilities, equestrian facilities, picnic grounds, tennis courts, etc.). However, the academy is a private school which is also a conditional use in the A zone per Section 11-10-020 of the Zoning Ordinance.

The Planning Commission tabled the item on August 8, 2019 to give the applicant time to:

1. Arrange a meeting with the applicant's Engineer, property owners, neighbors, and the City's Public Works department, to address water issues, including grading and drainage, and whether or not the site plan can be reconfigured;
2. Consider moving the parking lot south to potentially have access from Glover's Lane;
3. Provide architectural changes to the building to make it look less industrial and more compatible with the area;
4. Complete a solar sun study to determine if the building will affect the Openshaw's solar array;
5. The Site Plan Architectural Review Committee (SPARC) must review the site plan.

On August 12, 2019, the City Engineer, Chad Boshell met with the property owners, Jon and Susan Openshaw and Scott Adamson to review storm water concerns.

The property owners also met and discussed issues relate to the site. The applicants architect summarized their meeting as follows:

- “Answer 1. Meeting was held on Monday the 12th at 7pm, city engineer, property owner, architect, and the Openshaw's from next door and one of the new home owners from across Shirley Ray. The only issue for the Openshaw's was the shade impact on their solar array. A sun study was promised and emailed the next day to the Openshaw's, Chad Boshell and Dave Peterson.
- Answer 2. Due to the neighbors not opposing we are leaving the parking lot location as is currently shown.
- Answer 3. The request to change the appearance of the building was reduced to not a point of concern for the neighbors at the meeting. Chad Boshell requested that an email be sent to Dave Petersen stating this.
- Answer 4. Solar sun study was created showing the shade impact on the solar array on December 21 (equinox). Three studies where provided, first with the building location as is currently proposed, second with the new building shifted 10' to the south, third with the new building shifted 20'. Those have been emailed and a response has been requested.
- Answer 5. This request needs to be initiated by someone within the city.”

Despite the results of the property owner meeting, the applicant still needs to meet with the SPARC, which the meeting is set for August 21.

Motion:

Russ Workman made a motion that the Planning Commission approve the conditional use subject to all applicable codes, development standards and ordinances and with the following conditions:

1. A building permit from the Building Department is required before continuing construction.
[Note: Grading and construction on the site began prior to receiving conditional use approval from the Planning Commission A stop work order has been issued on the project by the City].
2. The applicant shall obtain a CLOMR and meet all other storm water requirements for adequate drainage on the site.
3. The applicant must obtain a recommendation from the City Engineer for an adjustment to the required offsite improvements. This must also be memorialized in an agreement with the City.
4. The road has been damaged. The applicant must repair the damaged road per the City Engineer's direction.
5. Site development on agricultural lots shall conform to applicable requirements set forth in 11-7-070.
6. The City's Site Plan Architectural Review Committee (SPARC) shall provide their input on the site plan.
7. Move the entrance to create access off Glover's Lane.
8. Move the parking lot south oriented to Glover's Lane.
9. Install ice guards on the top of the building for snow and ice.

Shawn Beus seconded this motion, which was unanimously approved.

ZONE TEXT CHANGE

Item #11 Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend standards related to flood damage prevention set forth in Chapter 31 of the Zoning Ordinance. (ZT-2-19)

The ordinance that addresses requirements of the National Flood Insurance Program (NFIP) that protects houses which are located in the special flood hazard area (SFHA, also referred to as the 100 year flood plain) is in need of modification to increase the safety from flooding; and to add definitions and clarify some information, including who is required to address changes in the flood plain due to development. It also needs to have some references to other ordinance updates.

In the past, government entities have not always prepared and submitted the proper documentation required when there are alterations of watercourses in the community. The proposed changes will clarify who has to submit and pay for the change documentation.

There is also a proposed change that indicates when a developer must do a flood plain analysis to determine the effects of developing in the flood plain on the surrounding properties. Previously, this was required for 5 acre or 50 lot subdivisions. There are now more areas where smaller subdivisions are being proposed in the SFHA where fill is required to bring the structures out of the flood plain. Staff has been requiring an analysis of the effect of this development, so the revisions proposed will codify this.

In Section 11-31-100, it states that new residential construction shall have the lowest floor at or above the Base Flood Elevation (BFE). The BFE is the elevation that water will reach during the 1% chance (100-year) flood. In order to have federal flood insurance available to local residents, this the minimum requirement imposed by the NFIP. However, when houses are built to this minimum standard, any change in the BFE due to development or re-evaluation of the flood plain by FEMA can end up with people being required to pay flood insurance who previously did not have to. In order to avoid this, as well as to reduce the potential for flooding, it is proposed that the requirement to construct new residential structures be increased to one (1) foot above the BFE. This has been recommended by FEMA for a number of years.

Section 11-31-110 addresses floodways. The Floodway is the boundary on a stream that will carry the 1% chance flood with an increase of 1 foot. No development is allowed in the Floodway. The Floodway is defined in some detailed stream studies. In most streams, however, it is not defined on the maps. The proposed change will designate all flood channels identified on the Davis County Flood Control Map as Floodway in which no development can take place without showing that there will be no rise in the water elevation.

Connie Deianni opened the public hearing at 10:15 PM.

No comments were received.

Connie Deianni closed the public hearing at 10:15 PM.

Motion:

Shawn Beus made a motion the Planning Commission recommend that the City Council approve the proposed text amendments herein included for Chapter 31, Flood Damage Prevention.

Roger Child seconded the motion, which was unanimously approved.

Findings for approval:

1. Increasing the BFE will reduce the chances of flood damage to residences during a 1% annual flood.
2. FEMA recommends adopting requirements that exceed the minimum NFIP requirements for obtaining flood insurance in a community.
3. Defining who is responsible for submitting required documentation when there is development in the flood plain will ensure compliance with NFIP requirements.

Item #12 Miscellaneous, correspondence, etc.

a. Beynon Sidewalk Request

Dave Petersen inquired to the commissioners about their thoughts on the sidewalk deviation around the neighborhood of Shirley Rae Dr. *It was recommended that City Council review, and the council*

should not waive the sidewalk requirement, but require a cash bond.

ADJOURNMENT

Motion:

At 10:19 PM, **Amy Shumway** made a motion to adjourn the meeting. **Rulon Homer** seconded the motion, which was unanimously approved.



Connie Deianni, Planning Commission Chair

August 22, 2019

Farmington City
Planning Commission

Connie Deianni
Roger Child
Rulon Homer
Russ Workman
Amy Shumway
Shawn Beus
Greg Wall

Planning Commission,

The city has made 600 North and 100 East in Farmington the only route in and out of Farmington Canyon and the Farmington Pond. This presents a high flux of a variety of traffic, from cars and trucks to many four wheelers/4 x 4s, motorcycles, dirt bikes, bicycles and foot traffic. Many of the 4 wheelers and dirt bikes are not licensed and some of the 4 x 4's are not road worthy. 35-50 percent these individuals are very disrespectful of the fact that this area is residential. Frequently there is a disregard for speed limits, stop signs and noise. Individuals park on 100 E in front of our homes, dismounting their rigs and race up the canyon. Heaviest times are Friday evening, Saturday and Sundays. This isn't limited to day time hours as many times this occurs in the middle of the night.

Our block retaining wall, in front of our house, has been hit and knocked down a total of 5 times from cars and trucks running the stop sign and hitting the retaining wall.

Over the past several years our neighborhood has sought assistance from various Farmington agencies to assist us in helping to curb the activity. The police do their best to patrol the area, but other than that little has been done to address our concerns. Many of our suggestions have been rejected and there has been no solution to our frustrations.

Now, with the proposal from the Farmington Mountain Bike Team to establish a bike trail this will only add to the traffic along 100 E and 600 N and heighten the frustrations of our neighborhood.

There is currently a mountain bike trail at the boarder between the Farmington and Fruit Heights. Rather than concentrating all the recreational activities around Farmington Canyon and concentrating traffic through our neighborhood, please consider putting the time, effort and money into improving the existing bike trail at the northern boarder of our town.

At least table this request and allow our neighborhood time to work with the city to find solutions for our concerns before adding additional traffic burden to our area.

Thank you for your consideration and time.

Respectfully,

Jim and Keith Ann Taylor
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July 10, 2019

Coach Lowe:

Its been a couple of weeks since the Farmington High Mountain Bike team provided Fruit Heights City with some amazing service along the mountain bike trail. I wanted to personally reach out to you and your team and thank each of you for your help in this effort. I was shocked with the amount of debris that the team was able to remove and haul to the dumpster. This was a lot of work and a huge improvement to the overall look and feel of the area, it looks so much better!

As the coach, thank you for taking the time to teach these high school kids the value of work and of working together. I believe that when we work together, we all benefit from projects like this and we tend to take ownership of the trail and have some pride in the work that was accomplished.

I hope that you all continue to use the mountain bike trails. If there are problems or issues that need to be addressed, don't hesitate to contact me. Again, I appreciate the generous service that the team provided to the City of Fruit Heights, RIDE ON!

Respectfully,

Brandon Green
City Manager

Mayor: John M. Pohlman
City Manager/Recorder: R. Brandon Green
City Treasurer: Trina Stolt

Council Members
Diane Anderson-Gary Anderson
Julia Busche-Jeanne Groberg-Brandon Halliday